

BILL NO. 99-25  
AS AMENDED

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 99-25 (As Amended)

Introduced by Council President Hirsch at the request of the County Executive

Legislative Day No. 99-15 Date May 18, 1999

AN ACT to add new Subsection E to Section 123-42, Business tax credits, of Article II, Real Property Tax Credits, of Chapter 123, Finance and Taxation, of the Harford County Code, as amended; to provide for a partial tax credit against the real property taxes for the Bulle Rock Resort & Conference Center, under certain terms and conditions; and generally relating to tax credits.

By the Council, May 18, 1999

Introduced, read first time, ordered posted and public hearing scheduled

on: June 15, 1999

at: 7:15 p.m.

By Order: James E. Massey, Jr., Council Administrator

**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on June 15, 1999 and concluded on, June 15, 1999

James E. Massey, Jr., Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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1 Section 1. Be It Enacted By the County Council of Harford County, Maryland that new  
2 Subsection E, be and it is hereby added to Section 123-42, Business tax credits, of Article II, Real  
3 Property Tax Credits, of Chapter 123, Finance and Taxation, of the Harford County Code, as  
4 amended, all to read as follows:

5 Chapter 123. Finance and Taxation

6 Article II. Real Property Tax Credits

7 **§123-42. Business tax credits.**

8 In accordance with the provisions of Sections 9-205, 9-301 and 9-314(a)(1)(xii) and (6) of  
9 the Tax Property Article of the Annotated Code of Maryland (as amended), Harford County,  
10 Maryland, hereby establishes the following real property tax credits to be applied against Harford  
11 County real property taxes only, for the purpose of encouraging and inducing the location, growth  
12 and development of new manufacturing, fabricating, or assembling industries, factories and plants  
13 in Harford County and commercial or industrial businesses in the amount of:

14 E. A CREDIT OF 80% OF THE AMOUNT OF THE REAL PROPERTY TAXES  
15 ON THE NEW, IMPROVED ASSESSABLE BASE ON THE LAND AND IMPROVEMENTS  
16 OWNED AS TENANTS IN COMMON BY BLENHEIM LLC, ABEL RESORTS LLC AND  
17 ABEL VENTURES LLC (HEREINAFTER KNOWN AS THE "BULLE ROCK RESORT"),  
18 LOCATED IN THE SIXTH ELECTION DISTRICT OF HARFORD COUNTY; AS SHOWN  
19 ON THE ~~DRAFT~~ PLAT FOR THE BULLE ROCK RESORT & CONFERENCE CENTER  
20 PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC., A COPY OF WHICH IS  
21 ATTACHED HERETO AS EXHIBIT A. THE CREDIT OF 80% SHALL BE APPLIED IN  
22 EACH OF THE NEXT 15 YEARS AGAINST THE TAXES ASSESSED ON THE BULLE  
23 ROCK RESORT BEGINNING ON THE DATE OF COMPLETION OF THE PROJECT AND  
24 ENDING ON THE DATE WHICH IS 15 YEARS AFTER SAID COMPLETION, OR AT THE  
25 TIME THE OWNERS CEASE TO OWN OR ACTIVELY USE THE PROPERTY FOR

1 COMMERCIAL OR BUSINESS PURPOSES, WHICHEVER EVENT SHALL FIRST OCCUR.  
2 THE DATE OF COMPLETION SHALL OCCUR ON THE DATE A USE AND OCCUPANCY  
3 CERTIFICATE IS ISSUED BY THE COUNTY. IN NO EVENT SHALL THE OWNERS PAY  
4 LESS IN ANNUAL REAL ESTATE TAXES THAN THEY PAID IN FISCAL YEAR 1999 FOR  
5 THE EXISTING BULLE ROCK FACILITY. ANY IMPROVEMENTS TO THE EXISTING  
6 FACILITY AT BULLE ROCK SHALL RECEIVE A TAX CREDIT OF 80% BEGINNING ON  
7 THE DATE THE IMPROVEMENTS FOR THE EXISTING FACILITY ARE COMPLETED  
8 AND A USE AND OCCUPANCY IS ISSUED AND ENDING 15 YEARS THEREAFTER.  
9 THIS TAX CREDIT SHALL BE APPLIED AGAINST THE DIFFERENCE BETWEEN THE  
10 ASSESSED VALUE IN JULY, 1999 AND THE ASSESSED VALUE IN JULY OF THE YEAR  
11 THE IMPROVEMENTS ARE COMPLETED.

12 (1) IT IS THE ANTICIPATION AND EXPECTATION OF HARFORD  
13 COUNTY AND BULLE ROCK RESORT THAT BULLE ROCK RESORT WILL USE ITS  
14 BEST EFFORTS TO CREATE NEW POSITIONS AS A RESULT OF THE NEW PROJECT  
15 AND THAT 12 OR MORE PERSONS WILL BE HIRED FROM THE LOCAL COMMUNITY,  
16 AND IT IS ANTICIPATED THAT THERE SHALL BE A POTENTIAL INCREASE FOR  
17 ANOTHER 50 PERSONS LOCALLY BY THE YEAR 2005. THESE EXPECTATIONS ARE  
18 DEEMED TO BE REASONABLE BY BOTH PARTIES, AND IT IS UNDERSTOOD THAT  
19 BULLE ROCK RESORT WILL AFFIRMATIVELY COOPERATE WITH EMPLOYMENT  
20 PROGRAMS OF HARFORD COUNTY TO STIMULATE LOCAL EMPLOYMENT.

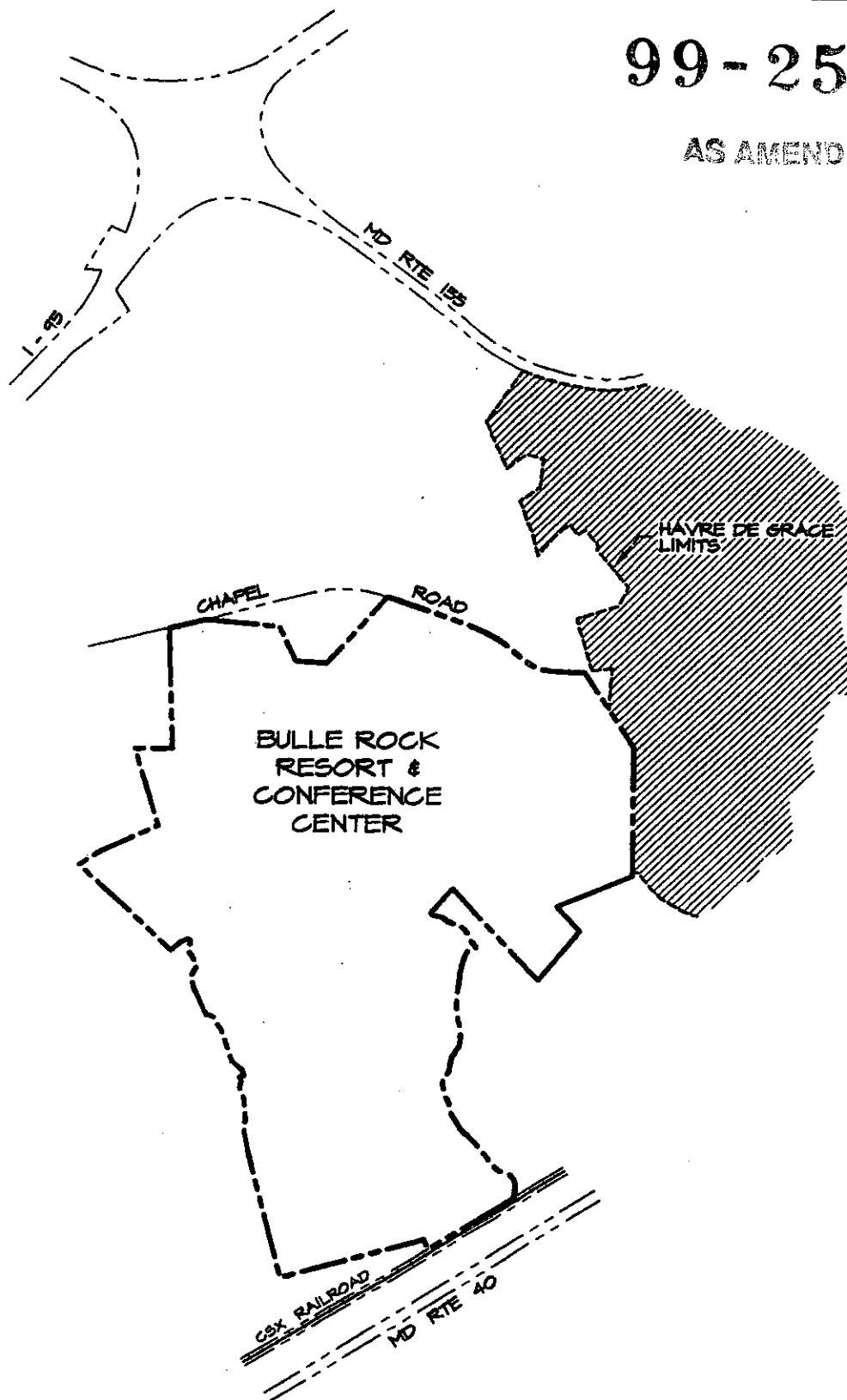
21 (2) BULLE ROCK RESORT SHALL ANNUALLY FILE A BRIEF REPORT  
22 WITH THE COUNTY COUNCIL AND COUNTY EXECUTIVE OF HARFORD COUNTY  
23 REGARDING ITS EMPLOYMENT PROGRAM AND OTHER COMMUNITY ACTIVITIES.

24 (3) THE CREDIT PROVIDED FOR HEREIN IS CONTINGENT UPON  
25 COMPLIANCE WITH THE PROVISIONS CONTAINED IN AN AGREEMENT TO BE

99-25



AS AMENDED



**MORRIS & RITCHE ASSOCIATES, INC.**

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

139 N. Main Street, Suite 200  
Bel-Air, Maryland 21014  
(410)879-1690 ~ (410)836-7560  
Fax: (410)879-1820

**BULLE ROCK**

SCALE: NTS

DATE:

DRAWN BY: BLP

DESIGN BY:

REVIEW BY:

JOB NO. 10177

1 EXECUTED BY AND BETWEEN HARFORD COUNTY, MARYLAND AND BULLE ROCK  
2 RESORT, INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF THE NEW RESORT  
3 AND PURCHASE OF ADDITIONAL PROPERTY FROM THE COUNTY.

4 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the  
5 date it becomes law.

EFFECTIVE: August 16, 1999

*The Council Administrator does hereby certify that  
fifteen (15) copies of this Bill are immediately available for  
distribution to the public and the press.*

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Council Administrator

Brief Title) Property Tax Credit - Bulle Rock Resort

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James E. Massey &  
Council Administrator

[Signature]  
President of the Council

Date June 15, 1999Date 6/15/99

BY THE COUNCIL

Read the third time.

Passed: LSD 99-20 (as amended)

Failed of Passage: \_\_\_\_\_

By Order

James E. Massey &  
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 17th day of June, 1999 at 3:00 p.m.



James E. Massey &  
Council Administrator

BY THE EXECUTIVE

James R. Hartman  
COUNTY EXECUTIVE

APPROVED: Date June 17, 1999

BY THE COUNCIL

This Bill (No. 99-25, as amended), having been approved by the Executive and returned to the Council, becomes law on June 17, 1999.

James E. Massey &  
Council Administrator

EFFECTIVE DATE: August 16, 1999